

Call to Order:

The meeting was called to order at 7:30 p.m. Present were Chair Zach Bergeron, members Vincent Chiozzi (arrived at 7:38), Jay Doherty, Joan Duff, Ann Knowles and Associate Member Steve Pouliot; also present were Paul Materazzo, Director of Planning and Lisa Schwarz, Senior Planner.

Draft Park Master Plan:

Ms. Schwarz informed the Board that this would be the first of several discussions on the Draft Master Plan that has been developed for the Park, Playstead and Municipal complex. This first draft encompasses all of the recommendations that were made at the design charrette hosted at the library in March 2014.

Ms. Schwarz stated that the land for the Park was purchased by the Town between the years 1850 and 1910 in the model of Frederick Law Olmstead to provide residents access to public open space for everyone's benefit. This document will define specific uses for the area. The history of the area demonstrates a plan for the Park that changed over time. The area was last fully revamped was in 1986, so now is a good time to decide what should be done over the next twenty five years. This document will help Town officials to make educated decisions.

Ms. Schwarz reminded the board that this endeavor began with the adoption of the Master Plan in February 2012 which contained three goals for this area. In August 2013 the Board held its first public discussions with notified abutters. A SWOT analysis of strengths, weaknesses, opportunities and threats was performed for the area. A design charrette was held in March with interested parties discussing their ideas in a mixed group setting. This first draft was based on information received from that exercise. The first goal is to create and maintain a welcoming space that encourages people of all ages and abilities, and supports a sense of community. The second goal is to create a space that promotes a healthy and active way of life. The third goal is to preserve the dignity of existing veteran memorials. The fourth goal is to provide continuous stewardship of the public realm and plan for the future.

Ms. Schwarz reviewed the Draft Action Plan (Plan) for the Park. She noted that a controversial suggestion was a small playground in the Park, but the Plan instead suggests the creation of an imagination space for young children as a natural gathering space. This imagination space could be a seating/pathway/dedication area which utilizes existing trees, shrubs, the bridge, Mary French bench and Andover/England bench as a focal point. A sun dial or a game table could be added to the area and this area may help to stop kids away from playing on the cannon.

Ms. Knowles noted that the pictures in the Plan remind her of the Make Way for Ducklings statues in Boston Common. She suggested that the Town could work with a local artist to make a combined sculpture/play area. Mr. Bergeron noted that this wouldn't be a large structure with a slide but more of an organic area. Ms. Schwarz added that this would be a great opportunity to incorporate Rogers Brook back into the Park with a gravel path following the course of the brook. Ms. Duff noted that the small play area at West Parish is a similar concept and a beautiful and tranquil spot. Ms. Schwarz stated that a goal is for it to be multi-generational. Mr. Bergeron asked if that area was adjacent to any memorials. Ms. Schwarz answered that the area contains the dedicated Mary French bench and Andover/England bench and there is also a dedicated tree.

Draft Park Master Plan (cont'd):

Ms. Schwarz noted that one item that was brought up a number of times was the lack of a continuous sidewalk around the Park for pedestrian safety. She noted that North Andover has a sidewalk around its active common connecting it to their youth center and a playground. The sidewalk is separated from the busy street by a strip of grass that gives a sense of safety.

Ms. Schwarz addressed lighting and stated the Park has old dark colonial lights and a few acorn lights. The Town will be replacing the bulbs in the acorn lights which make the area brighter. The recommendation is to replace the older colonial lights with in stock acorn lights.

Ms. Schwarz stated the issue of accessibility to memorials and monuments can be resolved by uniting the memorials through gravel or paver paths. Similar parks in Acton, Littleton and Westford that utilize these paths and some have pavers with names engraved in them.

Ms. Schwarz stated that the bandstand is an issue because the orientation, size, height and location make it difficult for it to be used as its purpose. The bandstand means a lot to many in the community, and over the next twenty years it may need repairs. She offered three options to consider for the future. The first option is to move the entrance to the other side so it is easier to bring equipment up. The second option is to lower the bandstand to make it more accessible. The third option to consider is to remove the bandstand and replace it with something like a grass amphitheater.

Ms. Schwarz offered other recommendations for the park such as replacing dead, dying or diseased trees with diverse native trees, making maintenance a priority, improving utilities for events, continuing the winter activities and adding bicycle racks and more visual art. Mr. Bergeron stated that he would like to include better signage or way finding for the overall area. Ms. Duff added that she would like to see signage and explanations for the memorials.

Ms. Schwarz gave the draft recommendations for the Playstead. The Playstead is a natural place for a larger play structure with the existing sports fields there. To improve the circulation, a trail can be put in place to loop the Playstead and connect the municipal buildings and the Park. The condition and orientation of the playing fields can be reviewed to see if they need improvements. She added that once the Youth Center is completed, some other issues may resolve themselves.

Ms. Schwarz reviewed the issues facing the Center at Punchard. The entrance is unappealing and uninviting, and the seniors feel isolated. There are parking constraints and a lack of connectivity to the rest of the campus. Mr. Doherty noted that there will be changes in the parking design when the Youth Center is complete. Ms. Schwarz stated that he was correct and they will share parking with the Youth Center. Improvements were made to the Doherty Middle School last year, and the Youth Center issues are unknown until construction is complete. She recommends that they revisit the Youth Center one year after full operation.

Ms. Schwarz noted that the overall issue for implementation of any of these recommendations is funding and timing. Mr. Bergeron asked how the final plan would become implemented. Ms. Schwarz stated that upgrades over time can come from different funding efforts. The final plan will provide recommendations for processes and locations. Mr. Pouliot noted that the final plan

Draft Park Master Plan (cont'd):

can include rules, bylaws and regulations that can be followed to preserve the intent. Ms. Knowles stated that this seems more like a policy directive rather than a typical master plan, and the Board may want to prioritize the initiatives. Mr. Pouliot asked if any preliminary budgeting had been done. Ms. Schwarz stated that it had not because this was a visioning process.

Susan Lindholm of 44 Chestnut Street stated that her father, Edward Lindholm was upset that he was not notified through U.S. Mail of this meeting as he does not have access to electronic communication. She stated that Andover has a twinning agreement with Andover, England and the plants in the proposed imagination space are part of a riverbed that was dedicated in the agreement. She added that Chestnut Street right now is not legally wide enough, so she does not think that you will be able to add a sidewalk. She feels more research needs to be done as to if some of these goals can even be accomplished.

Jane Gifun of 9 Castle Heights Road thanked Ms. Schwarz for putting this draft together. She stated that she is on the Board of Director's at the Senior Center and they as well as the veterans like tradition and would like the Park to be well maintained. She was happy to see that the larger play area is suggested for the Playstead. She feels this draft is staying with the heart of Andover.

Cal Perry of 25 Timothy Drive stated that the veterans would like the Park to stay as is. There is a natural division of the Park and Playstead and the Park is not a logical place for any playgrounds. The Park is a memorial park and there are future memorials that will go into the Park. Ms. Schwarz stated that this can be a guide on how to add memorials to the Park. Mr. Perry stated that his design for the Park was not included in the plan as he had personally submitted a blank piece of paper as Table X. Ms. Schwarz stated that there was no group from the exercise that was not included in this draft. Mr. Perry asked what this would cost. Mr. Pouliot answered that there is no cost because right now it is a conceptual plan. Mr. Perry stated that the veterans have voted on it and they do not want any amusements brought into the Park and they would like it to stay as it. Ms. Duff stated that they are not envisioning a playground with swings for the Park. The idea is for a place where grandparents who can't go all the way down to the Playstead can sit and enjoy their young grandchildren. Mr. Perry stated that he would not be interested in using such an area.

Brad Weeden of 5 Summer Street asked for clarification on the new lighting. Ms. Schwarz stated that they are using a more efficient light bulb. Mr. Weeden asked if it was a white light bulb and Ms. Schwarz stated that she was not sure but she knew it was a brighter bulb. Mr. Weeden stated that he was asking because the current light bulbs cast an ugly light. He added that he would like to see a sidewalk go around the circumference of the Park in the design like North Andover with the grass strip separating the street from the sidewalk. He asked why the plan did not include a waste management program or infrastructure. He would like to see refuse and recycling to be part of the discussion.

Priya Phillips of 2 Standish Circle stated that organic play spaces are very up and coming and provide cognitive benefits to children. She lives near and often uses the play space at West Parish. A play space in the Park would have economic benefits bringing people downtown to

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support local businesses when their children play. She added that her father and her grandfather are veterans so wants to make sure that the dignity of the memorials are preserved.

Irina O'Brien of 15 Elm Court stated that she would love to see the imagination space and playground made a priority and for the Board to make decisions and recommendations soon.

Susan Lindholm of 44 Chestnut Street stated that she would like tree maintenance to be a priority. Trees have been lost in the last year in different storms and there needs to be a plan in place to maintain what is there before you add more trees.

327-329 Lowell Street:

Mr. Bergeron opened the public hearings on a Modification of a Special Permit for Major Non-Residential Project and a Modification of a Special Permit for Watershed Protection Overlay District for a proposed three-story 30,000 s.f. medical clinic with a basement storage located at 327-329 Lowell St., Andover, MA on property owned by Salvatore Lupoli.

Salvatore Lupoli, the applicant, stated that the previously permitted 30,000 s.f. medical facility located at 324 Lowell Street is now fully leased by Lawrence General Hospital. Some Boston area hospitals have expressed interest in bringing facilities and services to this area of Andover because of its proximity to the highway. Mr. Lupoli recently acquired this property from MassDOT and if the modification is granted, the new space, Tower II, would be an addition to the existing building.

Rick Friberg of TEC, the applicant's engineer, reviewed the previously permitted project, Tower I. Tower I is on a parcel that was combined from three parcels of residential land. The 30,000 s.f. medical office building is currently under construction and will open next month. The architecture, height and services of Tower II, will be the same as Tower I. The proposed modifications to the 2012 special permits is are to expand the first building. The total square footage of both towers will be 60,000 s.f. The project is undergoing a stormwater peer review and they have already received the first review letter and are in agreement with the comments made. The purchase of the land for Tower II will now allow for full circulation around the building. They will also be able to utilize many of the utility connections so there will be little disturbance to Route 133 during construction.

Mr. Materazzo stated that an IDR was held and the DPW had some technical items that they would like addressed. Peer reviews are being conducted on both the drainage and the traffic analysis. The closest intersection is unsignalized. Part of the ZBA approval for the 40B development behind this property was the requirement of either the installation of a traffic light or continued police details. The DPW and Public Safety Officer prefer the light to be installed and there are ongoing conversations with the 40B developer on that. Mr. Bergeron asked if the information from the traffic consultant will be consistent with expected development in the area. Mr. Materazzo stated that the potential Strawberry Hill Farm development will be taken into account.

Mr. Friberg stated that the intersection currently has a.m. and p.m. peaks from residents of the abutting apartment complex and the IRS employees. This building will be doctors' offices with no real peak for parking. Appointments will be spread throughout the day from about 9 a.m. to 3 p.m. Mr. Doherty noted that the number of appointments will be doubled with a steady flow of traffic in and out. Mr. Friberg stated that they have calculated the impact based on data and have found that there will be an increase in the queue in either lane by more than two vehicles or four seconds. Mr.

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Bergeron asked about the timing of potential intersection improvements. Mr. Materazzo stated that the design put forth by the 40B developers has been permitted by MassDOT. The signal is expected to be put out to bid with an expectation of spring construction and operation in the fall. If they do not move forward with the light, a police detail is required. Mr. Chiozzi asked what intersections were studied in the traffic report. Mr. Friberg answered all of the Interstate 93 ramps, the site intersection and the intersection of Lowell Street and Lovejoy Road. Mr. Chiozzi noted that the Interstate 93 North ramps at Lowell Street and Dascomb Road back up at night.

Mr. Pouliot asked if the offices would have any emergency facilities. Mr. Friberg stated that the building will have urgent care services, but not an emergency room. Mr. Bergeron asked about the hours of operation. Mr. Friberg stated that the hours will be 7 a.m. – 7 p.m., 7 days a week. There will be no ambulance service, anesthesia or surgeries requiring someone to be put under. Mr. Materazzo added that for ambulatory service the building construction would have to change. Mr. Friberg confirmed that based on fire codes, for ambulatory service, areas would have to be provided in the building to shelter in place those who could not evacuate on their own. The building would also have to be designed for better fire protection for slower spread and longer burn times.

Ms. Duff asked if Tower II will have the same number of medical offices as Tower I. She noted the trip counts were different for the two Towers. Mr. Friberg stated that Tower I will have 27 treatment rooms and Tower II will have 26 treatment rooms. The parking is calculated at three spaces per treatment room. They will be providing 159 parking spaces for 53 total treatment rooms. Mr. Chiozzi asked how about the number of employees, as they will take up a large number of the parking. Mr. Lupoli answered that he did not have that number. Mr. Chiozzi asked about access and if they had the ability to have more than one entrance/exit. Mr. Friberg stated that they do not due to a steep grade change as well as a MassDOT no access restriction from the driveway to the onramp. Mr. Lupoli added that in regards to parking spaces, the calculation have taken employees into account.

Ms. Knowles asked if it would make sense to cut down on the square footage of the building so that they do not need a variance from the ZBA and to fit the parking better. She asked if the retaining wall to the north is above or below the property behind it. Mr. Friberg stated that they are seeking rear yard setback relief from the ZBA because a sliver of Tower II is within it. The buildings are aligned together and they were previously granted the same relief for Tower I. They are also asking for relief for the landscape buffer that they have also previously been granted. They are seeking the relief to create a uniform look to both the building and the parking. Mr. Materazzo stated that he could report back to the Board on any ZBA decision, but that decision is independent of the Planning Board review. Mr. Friberg added that the site is higher than the abutting property to the north and the retaining wall is an extension to a retaining wall that is already there for Tower I.

Mr. Doherty noted that his concern is that there is already a traffic problem in the area and Tower I isn't open yet, and then a 40B will be added. Mr. Materazzo stated that the traffic improvements can be talked through at a future meeting. He added that the improvements include a dedicated turn and through lanes as well as a dedicated lane from the off ramp directly into the IRS. Mr. Doherty asked if there was any plan for a Tower III. Mr. Lupoli explained that he would love to purchase the last single family home in that vicinity for aesthetic reasons, but it is part of the affordable housing for the Hamilton Green Apartments. A Tower III would also never fit on the property.

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Ms. Duff asked if there will be food service in the building. Mr. Lupoli stated that there would probably be a small area with machines for staff and patients to get coffee. Mr. Chiozzi asked if Tower I had food service and Mr. Lupoli stated only vending machines.

Mr. Pouliot asked if Tower II would have the same type of treatment rooms as Tower I and Mr. Lupoli answered that he was correct. Ms. Duff asked if it was typical for two different hospitals to share the same space. Mr. Lupoli stated that it was a new trend. Lahey Clinic has now partnered with Mass General and Lawrence General Hospital has teamed with Tufts Floating. This allows Boston hospitals to get into the suburban areas without having to build huge hospitals. Ms. Knowles asked if the programs they are considering would be around the 30,000 s.f. size, and Mr. Lupoli answered yes, but when you factor in common areas, lobbies, elevators and stairwells it is about 26,000 or 27,000 s.f. for treatment areas.

The Board arranged for a site visit on Tuesday, November 25th at 8 a.m.

On a motion by Ms. Duff seconded by the Board continued the public hearings on 327-329 Lowell Street to November 25, 2014 at 8:15 p.m. **Vote:** Unanimous (6-0).

58 Lowell Junction Road:

Mr. Bergeron opened the deliberations on an application filed by 58 Lowell Junction Road, LLC for Site Plan Review for a 1,680 s.f. modular office building located at 58 Lowell Junction Road.

Mr. Materazzo reminded the Board that the application was for a one story modular office building with a gravel area for the short term housing of shipping containers. There would be no onsite storage in the containers, they come for a day or week and are shipped out to the next location. The property is abutted by industrial construction facilities on both sides.

On a motion by Mr. Chiozzi seconded by Mr. Doherty the Board issued a Site Plan Certificate of Approval for the one story modular office building located at 58 Lowell Junction Road subject to the conditions as drafted in the October 8, 2014 memo. **Vote:** Unanimous (5-0-1) with Mr. Bergeron, Mr. Chiozzi, Mr. Doherty, Ms. Knowles and Mr. Pouliot voting yes and Ms. Duff abstaining from voting.

Other Business:

Mr. Materazzo reminded the Board of an upcoming Andover Tomorrow session of the Transit Oriented District to be held at the Library on November 20th. He also informed the Board that he would be hosting his first working group session with those interested in the potential rezoning of Shawsheen Square on Friday, October 31st and encouraged those available to attend.

Adjournment: The meeting was adjourned at 9:16 p.m.